FETITIC I FOR ZONING VASIANCE 84-168-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof, hereby petition for a described in the description and plat attached hereto and made a part hereof. RE: PETITION FOR VARIANCES BEFORE THE ZONING COMMISSIONER 610 Milford Mill Rd., Variance from Section 18 02.5. C.1/to allow 16' side / setback instead of the OF BALTIMORE COUNTY 3rd District required 25' and a front yard setback of 28' in Leu of the required average of MIDLAND FARMS, INC., Case No. 84-168-A BALTIMORE COUNTY, MARYLAND :::::: of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ORDER TO ENTER APPEARANCE INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY Mr. Commissioners Arnold Jablon Zoning Commissioner December 28, 1983 Pursuant to the authority contained in Section 524.1 of the Baltimore County Owner wishes to keep dwelling as it was built Norman E. Gerber, Director Charter, I hereby enter my appearance in this proceeding. You are requested to notify Office of Planning and Zoning **ZONING PLANS** me of any hearing date or dates which may be now or hereafter designated therefor, Midland Farms, Inc. 84-168-A SUBJECT__ Property is to be posted and advertised as prescribed by Zoning Regulations. and of the passage of any preliminary or final Order in connection therewith. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. ADVISORY COMMITTEE There are no comprehensive planning factors requiring comment on this Peter Max Temmerman retition. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. 'ohn W. Hessian, III Peter Max Zimmerman eople's Counsel for Baltimore County Deputy People's Counsel Rm. 223, Court House Towson, Maryland 21204 494-2188 Legal Owner(s): Contract Purchaser: Midland Farms, Inc. I HEREBY CERTIFY that on this 16th day of December, 1983, a copy of the foregoing Director of Planning and Zoning (Type or Print Name) ranne Jen Order was mailed to Joanne Hogg, Midland Farms, Inc., 3221 Mt. Zion Road, Upperco, NEG:JGH:cav MD 21155, Petitioner. City and State John To. Hessian, THE Attorney for Petitioner: John W. Hessian, III 3221 Mt. Zion Road (Type or Print Name) Upperco, Maryland 21155 PETITION AND SITE PLAN Name, address and phone number of legal owner, conract purchaser or representative to be contacted 3221 Mt. Zion Rd. 738 - 1918 EVALUATION COMMENTS Upperco, Maryland 21155 Phone No. ORDERED By The Z-uing Commissioner of Baltimore County, this _____ 30th ____ day of November , 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of ____ January ____, 19_84, at 10:00 o'clock A._M. BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 30, 1983 HARRY J. PISTEL, P. E. DIRECTOR STEPHEN E. COLLINS DIRECTOR November 14, 1983 Ms. Joanne Hogg Midland Farms, Inc. 3221 Mt. Zion Road November 10, 1983 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 eet Budkins Associates, Inc. 200 East Joppa Road Ms. Joemne Rogg Upperco, Maryland 21155 Midland Farms, Inc. Mr. Armold Jablon 3221 Mt. Eion Roed Zoning Commissioner Mr. Arnold Jablon Opperce, Maryland 21155 Nicholas B. Commodari County Office Building Zoning Commissioner Chairman RE: Item No. 91 - Case No. 84-168-A Toweon, Maryland 21204 County Office Building BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Towson, Maryland 21204 Petitioner - Midland Farms, Inc. Re: Item #91 (1983-1984) Variance Petition County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204 MEMBERS Property Owner: Midland Farms, Inc. ZAC- Meeting of October 11, 1983. Item No. 85,86,87,91 N/W corner Milford Mill Rd. and Cliveden Rd. Dear Ms. Hogg: Acres: 95/68.60 X 150/153.1 Property Owner: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of District: 3rd Your petition has been received and accepted for filing this and accepted for filing this day of Egyenber, 19 83 Location: Traffic Engineering Existing Zoning: State Roads Commission Dear Mr. Jablon: Proposed Zoning: The following comments are furnished in regard to the plat submitted to this Fire Prevention office for review by the Zoning Advisory Committee in connection with the subject Health Department Project Planning Building Department General: Acres: ARNOLD JABLON District: Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly Zoning Commissioner Baltimore County highway and utility improvements exist and are not directly Zoning Administration Industrial Dear Mr. Jablon: Petitioner Milford Mill and Cliveden Roads, existing public roads, are proposed to be Chairman, Zoning Plans Advisory Committee Petitioner s further improved in the future, the former on a 60-foot right-of-way, with fillet Attorney areas for sight distance at the Cliveden Road intersection, and Cliveden Road The Department of Traffic Enigneering has no comments for as a 30-foot closed section roadway on the 50-foot right-of-way. item numbers 85,86,87, and 91. hearing scheduled accordingly. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 91 (1983-1984). Michael S. Flanigan Traffic Engineering Assoc. II NICHOLAS B. COMMODARI ROBERT A. MORTON, P.E., Chief Chairman' Bureau of Public Services Zoning Plans Advisory Committee MSF/ccm NBC:bsc RAM: EAM: FWR:ss Enclosures cc: John Trenner - Attn: J. Klass cc: Hudkins Associates. Inc. P-SE Key Sheet 200 East Joppa Road Room 101, Shell Building Towson, Md. 21204 24 NW 22 Pos. Sheet NW 6 F Topo

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PERMICE FOR SORVER Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ -, 19-, that the herein Petition for Variance(s) to permit and the form of the configuration of the configurat 化烷二酚 化硫磺胺银矿 BALTIMORE COUNTY PUBLIC SCHOOLS Robert Y. Dubel, Superintendent Towson, Maryland - 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner TO Office of Planning and Zoning

Date October 26, 1983

FROM Ian J. Forrest

IJF/fth

SUBJECT Zoning Variance Items Meeting - October 11, 1983

> The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

> > Item #85 - James A. & Mary J. Gaffney

Item #86 - Jerry & Vl. .a Babicka

Item #87 - Twenty-First Century Properties

- Midland Farms, Inc.

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204 2586
494-4500

November 29, 1983

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Midland Jarms, Inc.

Location: NW/Cor. Milford Mill Road and Cliveden Road

Item No.: 91 Zoning Agenda: Keeting of October 11, 1983

PAUL H REINCKE CHIEF

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Planning troup Noted and Longe M Maganet Special Inspection Division

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and & g County Office Building Towson, Maryland 2120 Comments on Item # 91 Zoning Advisory Committee Meeting are as follows: Property Owner: Midland Farms, Inc. Location: NW/Cor. Milford Mill Road and Cliveden Road Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 16' in lieu of the required 25'. Acres: 95/68.60 x 150/153.1 District: 3rd The items checked below are applicable: miscellaneous

B. A building to other permitshall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code,

DAITIMORE COUNTY
LEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3010

TEO ZAIESKI JR

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments- If this is a single family dwelling the plot plan shall not continue to show a property line thru the dwelling.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed on the full extent of strued as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

, Charle S. Duncham Charles E. Burnham, Chief

January 23, 1984

Date: October 12, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue

Towson, Maryland 21204

Z.A.C. Meeting of: October 11, 1983

RE: Item No: 85, 86, 87, 88, 89, 90 and 91 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

The above mentioned item numbers have no adverse effect on student population.

> Very truly yours) Wm. Nick Petrovich, Assistant Department of Planning

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BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3610 TED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon:

Revised Comments on Item #91/ Zoning Advisory Committee Meeting are as follows:

Midland Earms, Inc. NW/Cor. Milford Mill Road and Cliveden Road D.R. 5.5 Variance to permit a front sethack of 16' in lieu of the required 25'.

95/68.60 x 150/153.1

The items checked below are applicable:

A. All scructures shall conform to the Baltimore County Building Code 1981/Council
Bill 4-82 feteres Warrish Code County Building Code 1981/Council

B. A building/ a other permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Mon-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is

required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

WOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Charles E. Burnham, Chief

610 Milford Mill Road - 3rd ZONING COMMISSIONER OF BALTIMORE COUNTY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case No. 84-168-A

The Petitioner herein requests variances to permit a side yard setback of 16 feet instead of the required 25 feet and a front yard setback of 28 feet instead of the required 30 feet. The purpose of these requests is to allow the Petitioner to legalize existing setbacks to the home now on the site, as is more fully des-

The Petitioner, by Joanne Hogg, President of Edward Byron Investment, Inc., the successsor in interest to the Petitioner, appeared and testified. Three Pro-

ground June, 1981. At that time, a building permit was issued to the Petitioner or its agent. The application for permit (Protestants' Exhibit 1) indicates that the setwacks for the house would be 36 feet to the side street and 25 feet to the front property line. In fact, the house was situated only 16 feet from the side street land was 28 feet to the front property line. Subsequently, Edward Byron Investment, burchased the assets and liabilities of the Petitioner, who owns the subject property. At the time of purchase, it was the intent of the new owners to sell. however, sometime later, it was discovered that the setbacks did not meet the requements of the Baltimore County Zoning Regulations (BCZR). As a result, this

Milford Mill Road, to the front of the house, is to be widened. The property consists of 2 lots, lots 17 and 18, both undersized as defined by the zoning

regulations. The house was placed on the property straddling the common boundary line. The Petitioner argues that the house cannot now be moved without heavy cost, estimated to be \$12,000 to \$15,000 due to grading and the existing basement. The Petitioner states that it will not build any building on the property but only wants to clear up the problem in order to be able to sell. The Petitioner did not take part in or was aware of the placement of the house as it now exists.

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welfare.

The Protestants want insurances that the property will not be further developed to the detriment of the neighborhood. I by argue that the house was placed illegally and that the then owner knew that to be the case. They also feel that the house does not afford a presentable front to the benefit of the neighborhood. They argue that no building permit should be issued; but inasmuch as none is requested by the Petitioner, the argument is moot. See Protestants' Exhibit 4.

The Petitioner seeks relief from Section 1802.3.C.1. (303.1), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare

. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were to be granted, such use as proposed would not be contrary to the spirit of the regulations and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1984, that the Petition for Variances to permit a side yard setback of 16 feet instead of the required 25 feet and a front yard setback of 28 feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

> 1. No building permit shall be granted to the Petitioner for this property during the Petitioner's ownership, i.e., no improvements or accessory uses may be built while the Petitioner owns said property except for ar improvements within the house or cosmetically done to the immediate exterior of said house. This is specifically limited to the ownership of the property by the Petitioner.

> > Baltimore County

Mr. Armold Jablon Zoning Commissioner of Baltimore County County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Dear Commissioner Jablon:

In Re: Petition for Variances, Case 84168A

In the matter of Petition for Variances by Midland Farms, Inc. on property known as 610 Milford Mill Road located in the Ehird Election District of Baltimore County, the undersigned submits the following

610 Wilford Will Road

1. That the property and improvements identified as 610 Milford Mill Road is part of Lots 17 and 18, Block N of Sudbrook Park, located at the intersection with the 600 block of Cliveden Road, Sudbrook Park .

2. That the aforesaid Petitioner, in the summer of 1981 and without a Building Fermit of record, erected a five-room, single-family dwelling situated partially on both Lots 17 and 18 acquired from Ada Eckhardt.

3. That the dwelling was erected with visual awareness by one of the principals that the front line of said structure extended substantially beyond the line of dwellings erected on Milford Mill Road over the past thirty-five years.

4. That because of the proximity of said structure to Milford Mill Road, a thoroughfare which is now under consideration for widening, the property owners were unsuccessful in efforts to sell the property for about one year. Since then the premises has been occupied by tenants from time to time and is now leased as a half way house.

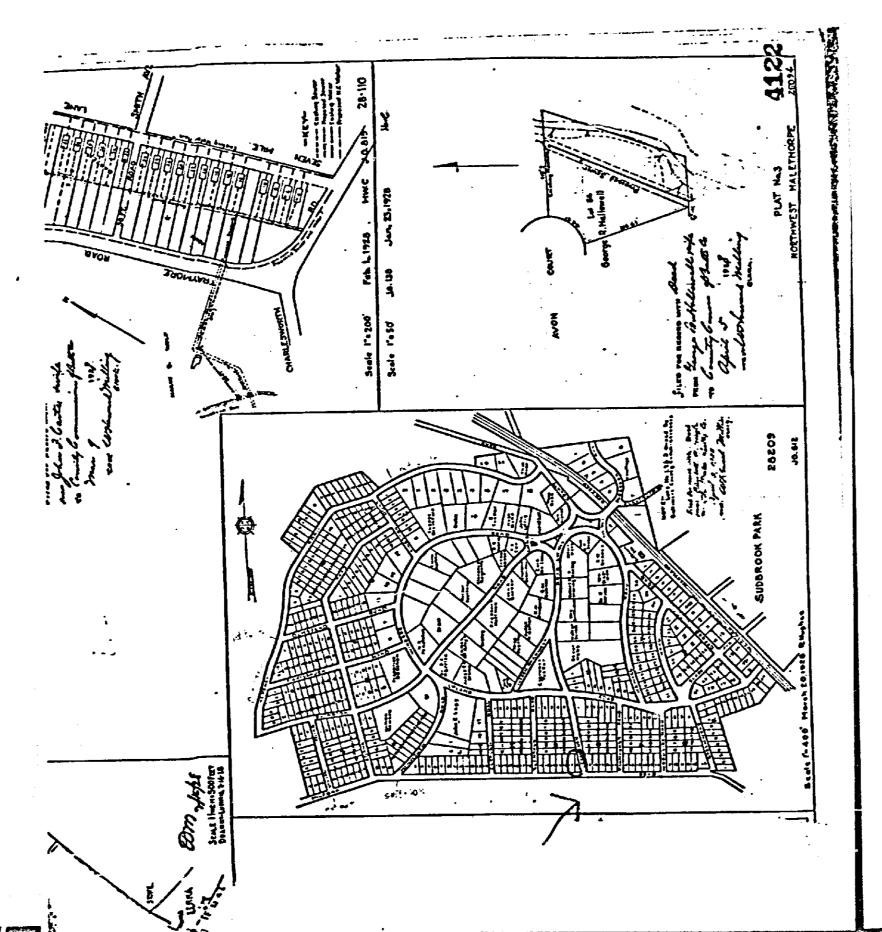
5. That any violations of the Baltimore County Code and related Ordinances pertaining to construction or zoning requirements were not accidental or inaivertent on the part of Petitioner.

It is respectfully submitted that the requested variances affect both Lots 17 and 18, Block N, of the Sudbrook Park Subdivision of which these properties are a part, and would provide a detrimental exception to the well-established plan of this community.

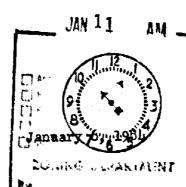
It is also submitted that if any variance is granted as the result of this hearing or subsequent hearings, it should be specifically limited to this structure and not be applicable in any other respect to the above-mentioned parcels of land conveyed to Midland Farms, Inc. or their predecessor in title, by Ada Eckhardt.

Furthermore, it is requested that a stay be granted in the issuance of any building permit, other than to validate the existing five-room, single-family dwelling, inasmuch as Petitioner has expressed to third parties a desire to erect another structure on these lots, which additional structure or structures would be to the detriment of adjacent and neighboring property owners, including the undersigned, unless in full compliance with the established Baltimore County permit and zoning requirements.

cc: County Councilman Garry Huddles
Hr. Yale Friedlander, Milford Mill Road Residents



MAX H. LEVENSON ATTORNEY AT LAW 600 CLIVEDEN ROAD BALTIMORE B, MARYLAND HUNTER 6-6735



Mr. arnold Jablon Zoning Commissioner of Baltimore County County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Dear Commissioner Jablon:

In Re: Petition for Variances, Case 841684
610 Wilford Will Road

In the matter of Petition for Variances by Midland Farms, Inc. on property known as 610 Milford Mill Road located in the Third Election District of Baltimore County, the undersigned submits the following

1. That the property and improvements identified as 610 Wilford Will Road is part of Lots 17 and 18, Block N of Sudbrook Park, located at the intersection with the 600 block of Cliveden Road, Sudbrook Park .

2. That the aforesaid Petitioner, in the summer of 1981 and without a Building Permit of record, erected a five-room, single-family dwelling situated partially on both Lots 17 and 18 acquired from Ada Eckhardt.

3. That the dwelling was erected with visual awareness by one of the principals that the front line of said structure extended substantially beyond the line of dwellings erected on Milford Mill Road over the past thirty-five years.

h. That because of the proximity of said structure to Milford Mill Road, a thoroughfare which is now under consideration for widening, the property owners were unsuccessful in efforts to sell the property for about one year. Since then the premises has been occupied by tenants from time to time and is now lessed as a half way house.

5. That any violations of the Baltimore County Code and related Ordinances pertaining to construction or zoning requirements were not accidental or inadvertent on the part of Petitioner. Case 81158 A

January 6, 1984

It is respectfully submitted that the requested variances affect both Lots 17 and 18, Block N, of the Sudbrook Park Subdivision of which these properties are a part, and would provide a detrimental exception to the well-established plan of this community.

It is also submitted that if any variance is granted as the result of this hearing or subsequent hearings, it should be specifically limited to this structure and not be applicable in any other respect to the above-mentioned parcels of land conveyed to Midland Farms, Inc. or their predecessor in title, by Ada Eckhardt.

Furthermore, it is requested that a stay be granted in the issuance of any building permit, other than to validate the existing five-room, single-family dwelling, inasmuch as Petitioner has expressed to third parties a desire to erect another structure on these lots. which additional structure or structures would be to the detriment of adjacent and neighboring property owners, including the undersigned. unless in full compliance with the established Baltimore County permit and zoning requirements.

Respectfully submitted

MHL:ah

cc: County Councilman Garry Huddles Mr. Yale Friedlander, Milford Mill Road Residents

_ . . . BEL AIR OFFICE COLUMBIA OFFICE TOWSON OFFICE BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR VARIANCES L GERALD WOLFF WALTER PARK HUDKINS ASSOCIATES, INC. Landscape Architect Registered Surveyor 3rd Election District Engineers, Surveyors and PHONE 838-0886 PHONE 730-9060 Landscape Architects ZONING: Petition for Variances 200 EAST JOPPA ROAD ARNOLD JABLON ZONING COMMISSIONER ROOM 101, SHELL BUILDING LOCATION: 610 Milford Mill Road TOWSON, MARYLAND 21204 January 12, 1984 DATE & TIME: Tuesday, January 10, 1984 at 10:00 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimere County, by authority of the Zoning Act Beginning for the same at the intersection formed by the North Ms. Joanne Hogg and Regulations of Baltimore County, 'll hold a public hearing: Edward Byron Investment, Inc. 3221 Mt. Zion Road side of Milford Mill Road (50 feet wide) with the West side of Cliveden Petition for Variances to allow 16 ft. side yard setback instead Upperco, Maryland 21155 Road (50 feet wide) thence being all of lots 17 and 18, Block N, as of the required 25 ft. and a front yard setback of 28 ft. in lieu RE: Petition for Variances of the required average of 30 ft. 610 Milford Mill Rd. - 3rd Election shown on a plat of Sudbrook Park recorded among the plat records of Being the property of Midland Farms, Inc., as shown on plat plan filed with the Midland FArms, Inc. - Petitioner Baltimore County in Liber 9 folio 7. Also known as #610 Milford Zoning Department. No. 84-168-A (Item No. 91) Mill Road. In the event that this Petition is granted, a building permit may be issued within Dear Ms. Hogg: the thirty (30) day appeal period. The Zoning Commissioner will, however, I have this date passed my Order in the above captioned matter in accordance entertain any request for a stay of the issuance of said permit during this period with the attached. for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Very truly yours, BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER Zoning Commissioner OF BALTIMORE COUNTY Malcolm E. Hudkins Registered Surveyor #5095 Attachments cc: Ms. Marcella Heaton • - -608 Milford Mill Road Baltimore, Maryland 21208 Ms. Annette Marvel 613 Milford Mill Road Baltimore, Maryland 21208 Ms. Ann Irwin 615 Milford Mill Road Baltimore, Maryland 21208 People's Counsel 84-168-A CERTIFICATE OF PUBLICATION December 3. 1983 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 TOWSON, MD., December 22, 19 83 ZONING: Petition for Variances
LOCATION: 610 Millord Mill Road
DATE & TIME: Tuenday, January
10: 1904 at 10:00 A M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapenke Avenue, Tewaon,
Maryland Midland Farms, Inc. CELTIFICATE OF PUBLICATION c/o Joanne Hogg THIS IS TO CERTIFY, that the annexed advertisement was 3221 Mt. Zion Road 51130 ARNOLD JABLON ZONING COMMISSIONER Upperco, Maryland 21155 published in THE JEFFERSONIAN, a weekly newspaper printed Fikesville, Md., Dec. 21 19 83 The Zoning Commissioner of Bat-tissors County, by authority of the Zoning Act and Regulations of Bat-tissors County will hold a public hearing: and published in Towson, Baltimore County, Md., occesiaxeach NOTICE OF HEARING THIS IS TO CENTIFY, that the annexed advertisment Re: Petition for Variance December 27, 1983 timore County will hold a public hearing:

Polition for Variances to allow 16 ft. side yard setback instead of the required 25 ft. and a front yard setback of 25 ft. in lieu of the required average of 30 ft.

Being the property of Midiand Farma, Inc., as shown on plat plans filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day allowed within the thirty entertain any praymat for a stay of the became of, said permit during this period for good cause shown. Such request must be received in writing by the difficult of the hearing set allows or suals at the hearing set allows or suals at the hearing.

By Order of ARNOLD JARLON.

Zoning Commissioner of Bultimore County 610 Milford Mill Road was published in the NORTHWEST STAR, a weekly day of _____ Jarmary ___, 19 84 _, the first publication Midland Farms, Inc. - Petitioner Case No. 84-168-A Midland Farms, Inc. newspaper published in Pikesville, Baltimore appearing on the 22nd day of _____ December__ c/o Joanne Hogg County, Maryland before the 10th day of 3221 Mt. Zion Road 19 83 Upperco, Maryland 21155 January 19 83 TIME: __10:00 A.M. THE JEFFERSONIAN, Re: Petition for Variances I Leank Structure the first publication appearing on the DATE: Tuesday, January 10, 1984 610 Milford Mill Road 21st cay of Dec. .19 83 Midland Farms, Inc. - Petitioner PLACE: Room 106, County Office Building, 111 West Chesapeake Case No. 84-168-A Cost of Advertisement, \$ 14.00 the secend publication appearing on the Avenue, Towson, Maryland Dear Ms. Hogg: _____day of _____.19___ This is to advise you that \$39.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. the third publication appearing on the Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, THE NORTHWEST STAR Towson, Maryland 21204, before the hearing. , LEGAL NOTICE PETITION FOR VARIANCES
Jad Election District
ZONING: Petition for Variances
LOCATION: 610 Milflord Milf Road
DATE & TIME: Tuesday, January 10, 1964 at
10:00 A M.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland CERTIFICATE OF POSTING Hanager ZONING DEPARTMENT OF BALTIMORE COUNTY Zoning Commissioner Cost of Advertisement \$20.00 of Baltimore County 84-168-A ng Commissioner BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT BALTIMORE COUNTY, MARYLAND No. 124065 OFFICE OF FINANCE - REVENUE DIVISION Date of Posting 12 -23 - 83 hearing: Petition for Variances to allow 15 ff. sids MISCELLANEOUS CASH RECEIPT yard setback instead of the required 25 ft. and a front yard setback of 28 ft. in lieu of the required average of 30 ft. Petitioner: Midland Forms INC.

Location of property: 6/0 Millford Mill Road ACCOUNT_ R-01-615-000 y the property of Midland Farms, Inc., as sh, am on plat plan filed with the Zoning 01-615-000 Department.
In the event that this Petition is granted, a In the event that this Perition is granted, a building permit may be issued within the thir-ty (30) day appeal period. The Zoning Contrik s-sioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shows. Such re-quest must be received in untiting by the dete-of the hearing set above or made at the hear-ton. AMOUNT_\$39.00 Lucation of Signs: On front of 610 Millford Mill Road RECEIVED Edward Byron Investments, Inc. Advertising & Posting Case #84-168-A BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY (Midland Farms, Inc.) C 066******390010 5103A comes, property to the second @ Dla. 350016 2035A VALIDATION OR SIGNATURE OF CASHIER

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